156.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,500 / 949,500
					USE VALUE:	949,500 / 949,500
					ASSESSED:	949,500 / 949,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JEFFERSON ROBERT J/ETAL
Owner 2:	JEFFERSON GWEN E
Owner 3:	
Street 1:	27 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 3303 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10399.000	357,000	6,900	585,600	949,500
Total Card	0.239	357,000	6,900	585,600	949,500
Total Parcel	0.239	357,000	6,900	585,600	949,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.47 /Parcel: 287.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103765

GIS Ref

GIS Ref

Insp Date 07/31/18

!12217!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,000	6900	10,399.	585,600	949,500		Year end	12/23/2021
2021	101	FV	344,600	6900	10,399.	585,600	937,100		Year End Roll	12/10/2020
2020	101	FV	344,600	6900	10,399.	585,600	937,100	937,100	Year End Roll	12/18/2019
2019	101	FV	282,700	6900	10,399.	549,000	838,600	838,600	Year End Roll	1/3/2019
2018	101	FV	282,700	6900	10,399.	453,800	743,400	743,400	Year End Roll	12/20/2017
2017	101	FV	282,700	6900	10,399.	417,200	706,800	706,800	Year End Roll	1/3/2017
2016	101	FV	282,700	6900	10,399.	380,600	670,200	670,200	Year End	1/4/2016
2015	101	FV	265,300	6900	10,399.	373,300	645,500	645,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:10:21

LAST REV

Date	Time
08/15/18	09:13:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12217

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONNER JOHN R/E	25775-456		10/30/1995		245,000	No	No	Y	

USER DEFINED

Prior Id # 1:	103765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/1995	634		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009	Measured	372	PATRIOT
4/24/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10399		Sq. Ft.	Site		0	80.	0.70	9									585,580						585,600	

Total AC/HA:	0.23873	Total SF/SM:	10399	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	585,580	Spl Credit		Total:	585,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.04018950
Const Adj.:	1.00800002
Adj $ / SQ:	115.336
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485037
Depreciation:	128050
Depreciated Total:	356987

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

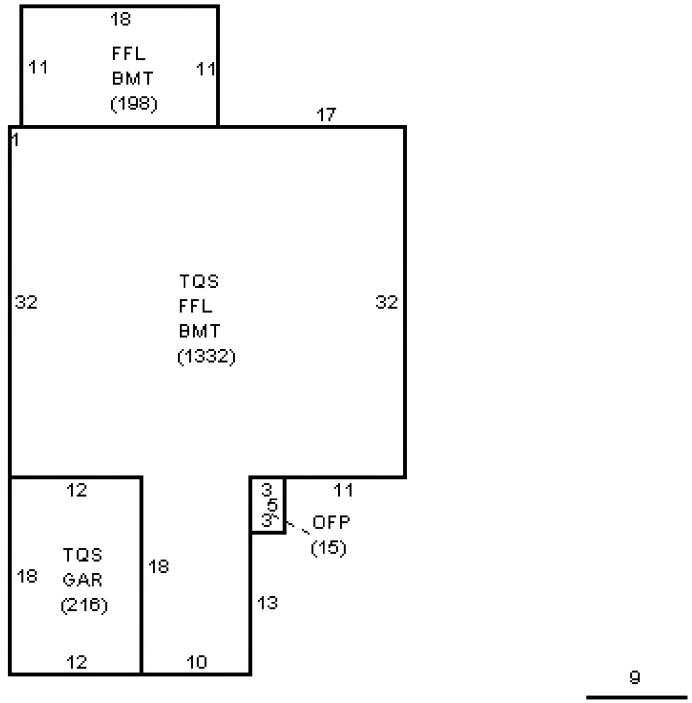
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	115.34
Special Features:	0	Val/Su Net:	80.19
Final Total:	357000	Val/Su SzAd	132.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,530	39.030	59,716
FFL	First Floor	1,530	115.340	176,464
TQS	3/4 Story	1,161	115.340	133,905
GAR	Garage	216	26.790	5,786
OFP	Open Porch	15	44.350	665

Net Sketched Area:	4,452	Total:	376,536
Size Ad	2691	Gross Area	4839	FinArea	3303
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1953	20.17	T	40	101			5,900			5,900
2	Frame Shed	D	Y	1	12X7	A	AV	1983	0.00	T	28.8	101						
19	Patio	D	Y	1	21X19	A	AV	1990	3.19	T	23.2	101			1,000			1,000

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

IMAGE

AssessPro Patriot Properties, Inc